

## **Subdivision Final Plat Checklist**

Information to be Included On Each Final Plat:

The courses and distances of the perimeter of the land involved.

Accurate reference to a known point or points such as street intersections, railroad crossings, and/or US Government monuments.

The acreage of the land involved.

Names of adjacent landowners and streets together with all intersecting boundaries or property lines.

Proposed divisions to be created including right-of-way widths with name of street, roadway widths, proposed utility installations, lot lines with dimensions, sites reserved or dedicated for public uses, and sites for other principal uses.

Existing streets on and adjacent to the tract showing name of street, right-of-way width, location, type (public or private) (asphalt or dirt), width and elevation or surfacing, any legally established centerline elevations, walks, curbs, gutters, culverts, and. streets that intersect on opposite side of adjacent roadways.

Proposed street names and existing street names.

The subdivision name, scale, north arrow, date of plan preparation and revision(s) if any; name, address and telephone number of subdivider; name, address and telephone number of owner; and name, address and telephone number of engineer and/or surveyor together with his state registration number, seal and signature.

A location map of the subdivision shall show the relationship of the proposed subdivision to the surrounding area and the existing community facilities which serve or influence it.

All property lines with accurate bearings and distances.

Project data to include: total acreage, total number of lots, minimum lot size, zoning, tax map and parcel number.

Final curve data for all curves based on the arc method. Delineate the location of all points of curvature and tangency.

Lot and Block identification. Lot Numbers and Block Letters shall be shown. Lot Numbers shall be numerical and Block Letters shall be alphabetical.

The engineer's or surveyor's certificate as to the accuracy of the survey and plat. Individual measurement of lots and blocks within the subdivision shall be accurate within a minimum of one (1) part in three thousand (3,000).

When private streets or roads are utilized in a subdivision, the following owner's acknowledgment shall be shown on the Final Plat, (with appropriate language supplied by the Executive Director on each individual plat thereafter in the subdivision) :

"The streets and roads (detention/retention ponds and common areas - as applicable) are the private property of the owner, who has full and perpetual responsibility for their maintenance and repair. The owner releases Augusta, Georgia, from any and all claims, damages, or demands arising on account of or in connection with the design, construction, and maintenance of the streets and roads (detention/retention ponds and common areas - as applicable) as shown hereon. Augusta, Georgia, assumes no liability or duty related thereto, and in no manner approves or assumes liability for the design of the streets and roads (detention/retention ponds and common areas - as applicable) as shown hereon."

A Homeowners Association document must be submitted in recording form indicating responsibility for maintenance of streets, common area, parking areas, or any other areas of the subdivision that apply.

State plane coordinates shall be shown on the plat for at least one property corner. The coordinates and names or descriptions of Augusta and/or geodetic

Monuments used for control will be noted on the plat with the grid distance and azimuth shown to at least one of the coordinated property corners.

Statement reserving five foot side easement along all side lot lines and a ten foot easement along all rear lot lines, unless otherwise shown, for drainage and utilities.

Front building setback lines.

Clearview easement typical detail. Clearview easements can be made a part of the street right-of-way.

Location and elevation of 100 Year Flood Plain if applicable. Also state that first floor elevations within the 100 Year Flood Plain shall be two feet above the 100 Year Flood Plain level. FFE's must be shown on each lot located within the 100 Year Flood Plain. If the lot is not in the flood plain, a statement to this effect shall be provided.

Location and delineation of wetlands that are shown on the National Wetland Inventory Maps and subject to permitting by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act of 1977.

Augusta, GA shall not be responsible for payment repair or site restoration associated with repair/replacement of a water or sewer line in this private development.

**STATE OF GEORGIA**

**COUNTY OF RICHMOND**

**DEED OF DEDICATION**

**(Roads)**

THIS INDENTURE, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2000, between \_\_\_\_\_, hereinafter referred to as the Party of the First Part, and **AUGUSTA, GEORGIA**, a political subdivision of the State of Georgia, hereinafter referred to as the Party of the Second Part;

**WITNESSETH:**

**THAT** the said Party of the First Part, for and in consideration of the sum of One Dollar (\$1.00) in cash to it in hand paid by the Party of the Second Part, the receipt of which is hereby acknowledged, at and/or before the sealing and delivery of these presents, and other good and valuable considerations, has granted, bargained, sold, released, conveyed and confirmed unto the said Party of the Second Part, its successors and assigns the following described property, to-wit:

All (that) (those) strip(s) or parcel(s) of land in Richmond County, Georgia, consisting of the street(s) and roadway(s) in that area know as

\_\_\_\_\_, which is delineated on a plat prepared by

\_\_\_\_\_, dated \_\_\_\_\_, which plat is recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel \_\_\_\_\_, Page \_\_\_\_\_, to which plat reference is made for a more complete and accurate description as to the metes, bounds and location of said property, and said plat is attached hereto and by reference made a part hereof. As evidenced by its acceptance of this deed, the Grantee agrees to incorporate said street(s) and roadway(s) into its system of streets in Richmond County.

**TO HAVE AND TO HOLD** the aforesaid rights, ways, easements, privileges and appurtenances unto the said Party of the Second Part, its successors and assigns, in perpetuity.

**AND THE SAID PARTY OF THE FIRST PART**, his heirs and legal representatives shall and will forever warrant and defend unto the Party of the Second Part, his successors and assigns, the rights, ways, and easements, privileges, and appurtenances conveyed herein, against the claim or claims of any person or person whomsoever.

**WHENEVER** there shall be more than one grantor, the phrase "Party of the First Part" and all related pronouns, relative pronouns and verbs shall read as if written in the plural form, and when appropriate such phrase and related pronouns and relative pronouns shall be read as if written in the feminine or neuter, and when the grantor is a corporation, the word "successor" shall be substituted for the words "heirs" and "legal representatives" at the appropriate place or places.

**IN WITNESS WHEREOF**, the said Party of the First Part has caused these presents to be executed the day and year first above written as the date of these presents.

**SIGNED, SEALED, AND DELIVERED**

**in our presence:**

\_\_\_\_\_

Witness

\_\_\_\_\_

Notary Public

My Commission Expires \_\_\_\_\_

**DEVELOPER:** \_\_\_\_\_

**By:** \_\_\_\_\_

As Its \_\_\_\_\_

**Attest:** \_\_\_\_\_

As Its

(SEAL)

Accepted by:

AUGUSTA, GEORGIA

**By:** \_\_\_\_\_

As Its Mayor

**Attest:** \_\_\_\_\_

Clerk

(SEAL

**STATE OF GEORGIA**

**COUNTY OF RICHMOND**

**DEED OF DEDICATION**

[Utilities Only-Private Streets]

**WHEREAS**, \_\_\_\_\_ (hereinafter "**DEVELOPER**") owns a tract of land in Richmond County, Georgia known as \_\_\_\_\_ and in the building of a housing subdivision on said tract, it has laid out a storm drainage system, water distribution system, sewerage, and road and street system, in said subdivision; and

**WHEREAS**, it is the desire of \_\_\_\_\_, to deed the storm drainage system, water distribution system, sewerage and the road and street system, to Richmond County, Georgia, a political subdivision acting by and through the Augusta-Richmond County Commission for maintenance and control; and

**WHEREAS**, a plat of \_\_\_\_\_ has been prepared by \_\_\_\_\_, dated \_\_\_\_\_ and said plat has been recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia in Reel \_\_\_\_\_, pages \_\_\_\_\_ and to which reference is hereby had to said plat for a more complete and accurate description as to the land herein described; and

**WHEREAS**, Richmond County, Georgia, by and through the Augusta-Richmond County Commission, has consented and agreed to accept and maintain said storm drainage system, water distribution system, sewerage, and road and street system.

**NOW, THEREFORE**, this indenture made this \_\_\_\_\_ day of \_\_\_\_\_, 2000 between \_\_\_\_\_ hereinafter referred to as the parties of the first part and AUGUSTA, GEORGIA, a political subdivision, by and through the Augusta-Richmond County Commission, hereinafter referred to as the party of the second part,

**W I T N E S S E T H:**

That the party of the first part for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, to it in hand well and truly paid by the said party of the second part at

and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged and for the further consideration of the benefits to its property by the maintenance of said storm drainage system, water distribution system, sewerage, and road and street system, by the party of the second part, has and does by these presents, grant, bargain, sell and confirm unto the said party of the second part, its successors and assigns, the following, to-wit:

Together with all of the necessary rights of ingress and egress for the purpose of maintaining the described storm drainage system, water distribution system, sewerage and road and street system. This deed is subject to any utility easements which have been granted in the past and all telephone lines, gas lines, or power lines for the transmission of electricity which has been granted in the past and the Grantor herein reserves an easement over the storm drainage system, sewerage and the road and street system, herein conveyed for the purpose of the maintenance and installation of power lines for the transmission of electricity, telephone lines, and gas lines for the purpose of serving said subdivision and the property adjacent thereto.

**TO HAVE AND TO HOLD** said storm drainage system, water distribution system, sewerage and road and street system, together with all and singular, the rights, members, appurtenances thereof to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever in fee simple.

**AND** the said party of the first part, its successors and assigns, will warrant and defend the right and title to the above described property, to the said party of the second part, its successors and assigns, against all claims of all persons whosoever.

**IN WITNESS WHEREOF**, the party of the first part has hereunto set its hand and affixed its seal the day and year first above written.



**Signed, sealed and delivered in**

**By:** \_\_\_\_\_

**The presence of:**

As its \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Notary Public, State of \_\_\_\_\_

**My Commission Expires:** \_\_\_\_\_

**ACCEPTED BY:**

AUGUSTA, GEORGIA

**By:** \_\_\_\_\_

As its Mayor

**Attest:** \_\_\_\_\_

Clerk

(SEAL)

STATE OF GEORGIA

COUNTY OF RICHMOND

**STATE OF GEORGIA**

**COUNTY OF RICHMOND**

**DEED OF DEDICATION**

(Utilities)

**THIS INDENTURE**, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 199\_\_,  
between \_\_\_\_\_, hereinafter  
referred to as the Party of the First Part, and **AUGUSTA, GEORGIA**, a political  
subdivision of the State of Georgia, hereinafter referred to as the Party of the Second  
Part;

**WITNESSETH:**

**THAT** the said Party of the First Part, for and in consideration of the sum of One Dollar  
(\$1.00) in cash to it in hand paid by the Party of the Second Part, the receipt of which is  
hereby acknowledged, at and/or before the sealing and delivery of these presents, and  
other good and valuable considerations, has granted, bargained, sold, released, conveyed  
and confirmed unto the said Party of the Second Part, its successors and assigns the  
following described property, to-wit:

**AN EASEMENT IN PERPETUITY UNDER, ACROSS AND THROUGH** the  
approximately marked strips of land, together with the pipelines and appurtenances  
located therein, which are delineated on a plat prepared for  
\_\_\_\_\_ by \_\_\_\_\_ dated  
\_\_\_\_\_, which plat is recorded in the Office of the Clerk of the Superior  
Court of Richmond County, Georgia, in Realty Reel \_\_\_\_\_, Page \_\_\_\_\_ to which  
plat reference is made for a more complete and accurate description as to the metes,  
bounds and location of said easements, and said plat is attached hereto and by reference  
made a part hereof;

**SAID EASEMENT BEING IN THE NATURE** of a right-of-way for the purpose of  
laying, relaying, installing, extending, operating, repairing, and maintaining pipelines

transporting and carrying utility services, the same hereinafter being referred to as the "PROJECT;"

**TOGETHER WITH THE RIGHT**, when construction or maintenance is necessary, to dig such trenches in said property, as described by the deed, as may be necessary for the project; to pile thereon the material excavated, and to haul pipe, supplies and equipment connected with the construction and maintenance thereof, over, along, and across the said property.

**THE PARTY OF THE FIRST PART**, his heirs, legal representatives, and assigns, after the completion of the PROJECT, shall have the right to use said parcel in any manner not inconsistent or interfering with the rights herein granted, EXCLUDING the right to erect, construct, or maintain thereon any buildings or permanent improvements.

As a part of the consideration for said conveyance, the Party of the Second Part covenants as follows:

[a] To cause the top of the pipelines to be laid a sufficient depth below the surface of the ground so as to permit the use of the surface thereof by the Party of the Second Part for normal agricultural purposes; however in the case of ravines, streams or low places on the property, the Party of the Second Part may install the pipelines above the ground, provided that the pipelines shall be laid and maintained so as not to interfere with the natural flow of the surface water or any streams thereon;

[b] To refill the trenches it shall dig in connection with repairs, construction, maintenance, or extension, so as to leave the land available and ready for ordinary purposes of agriculture;

[c] To exercise the right of extending, making repairs to and maintain said property in a careful and skillful manner, avoiding unnecessary damage to any crop, plants, shrubs or trees growing upon said parcel of land, and in case of any such unnecessary damage, to compensate the Party of the First Part for such damage; and

[d] To give reasonable notice to the Party of the First Part of its intention to enter the said property in the exercise of the rights herein conferred except in cases of emergency.

**TO HAVE AND TO HOLD** the aforesaid rights, ways, easements, privileges and appurtenances unto the said Party of the Second Part, its successors and assigns, in perpetuity.

**AND THE SAID PARTY OF THE FIRST PART**, his heirs and legal representatives shall and will forever warrant and defend unto the Party of the Second Part, his successors and assigns, the rights, ways, and easements, privileges, and appurtenances conveyed herein, against the claim or claims of any person or person whomsoever.

**WHENEVER** there shall be more than one grantor, the phrase "Party of the First Part" and all related pronouns, relative pronouns and verbs shall read as if written in the plural form, and when appropriate such phrase and related pronouns and relative pronouns shall be read as if written in the feminine or neuter, and when the grantor is a corporation, the word "successor" shall be substituted for the words "heirs" and "legal representatives" at the appropriate place or places.

**IN WITNESS WHEREOF**, the said Party of the First Part has caused these presents to be executed the day and year first above written as the date of these presents.

**SIGNED, SEALED, AND DELIVERED**

**in our presence:**

\_\_\_\_\_

Witness

\_\_\_\_\_

Notary Public

My Commission Expires \_\_\_\_\_

**DEVELOPER:** \_\_\_\_\_

**By:** \_\_\_\_\_

As Its \_\_\_\_\_

**Attest:** \_\_\_\_\_

As Its

(SEAL)

**Accepted by:**

AUGUSTA, GEORGIA

**By:** \_\_\_\_\_

As Its Mayor

**Attest:** \_\_\_\_\_

Clerk

(SEAL)